092.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,300 / 792,300
					USE VALUE:	792,300 / 792,300
					ASSESSED:	792,300 / 792,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORGAN CRAIG D & LYNN E/ TRS	
Owner 2:	HORGAN FAMILY 2018 REVOCABLE	
Owner 3:	INTER VIVOS TRUST	
Street 1:	23 CHATHAM ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HORGAN LYNN E -
Owner 2:	-
Street 1:	23 CHATHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,501 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 2033 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4501.000	403,800		388,500	792,300
Total Card	0.103	403,800		388,500	792,300
Total Parcel	0.103	403,800		388,500	792,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.77 | /Parcel: 389.7

Legal Description

User Acct 59242

GIS Ref

GIS Ref

Insp Date 12/10/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 092.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,800	0	4,501.	388,500	792,300	792,300	Year End Roll	12/18/2019
2019	101	FV	307,100	0	4,501.	394,100	701,200	701,200	Year End Roll	1/3/2019
2018	101	FV	307,100	0	4,501.	294,200	601,300	601,300	Year End Roll	12/20/2017
2017	101	FV	307,100	0	4,501.	266,400	573,500	573,500	Year End Roll	1/3/2017
2016	101	FV	307,100	0	4,501.	255,300	562,400	562,400	Year End	1/4/2016
2015	101	FV	285,500	0	4,501.	216,500	502,000	502,000	Year End Roll	12/11/2014
2014	101	FV	285,500	0	4,501.	205,400	490,900	490,900	Year End Roll	12/16/2013
2013	101	FV	285,500	0	4,501.	195,400	480,900	480,900		12/13/2012

!7484!

PRINT

Date	Time
12/10/20	22:06:56

LAST REV

Date	Time
10/22/18	13:39:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORGAN LYNN E,	71582-233	1	9/6/2018	Convenience	1	No	No		
HORGAN CRAIG/LY	57382-576		9/1/2011	Convenience	1	No	No		
KHACHIKIAN SHAH	33700-497		9/25/2001		390,000	No	No		
KHACHIKIAN SHAH	25991-593		1/24/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1641	Manual	1,714					
7/15/2014	845	New Wind	2,158					
5/3/2007	308	Redo Kit	38,000	C		G8	GR FY08	re do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2014	External Ins	PC	PHIL C
12/10/2008	Meas/Inspect	189	PATRIOT
10/26/2000	Hearing N/C	201	PATRIOT
2/4/2000	Meas/Inspect	264	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4501		Sq. Ft.	Site		0	70.	1.23	5									388,522						388,500	

Total AC/HA: 0.10333 | Total SF/SM: 4501 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,522 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27397859
Const Adj.:	0.98990101
Adj $ / SQ:	163.945
Other Features:	91250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423247
Depreciation:	19469
Depreciated Total:	403777

COMMENTS

SCUTTLE HOLE. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

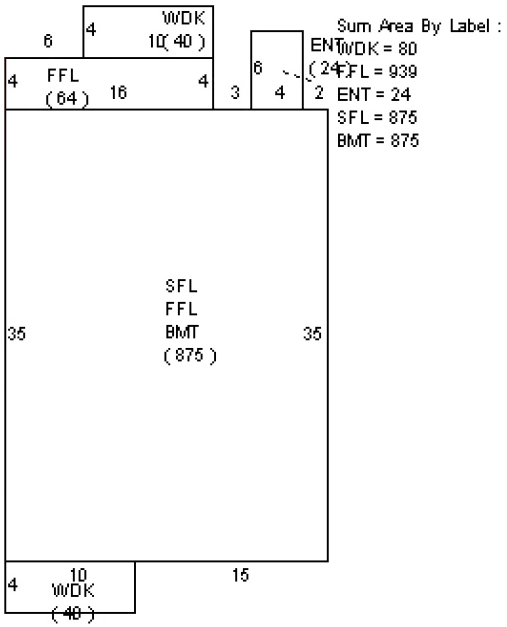
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.94
Special Features:	0	Val/Su Net:	151.69
Final Total:	403800	Val/Su SzAd	239.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	939	163.940	153,944
BMT	Basement	875	61.970	54,225
SFL	Second Floor	744	163.940	121,934
WDK	Deck	80	15.840	1,267
ENT	ENTRY	24	26.130	627

Net Sketched Area:	2,662			Total:	331,997
Size Ad	1682.75	Gross Are	2793	FinArea	2033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	